

PROJECT CATEGORY Bond Construction

1. PROJECT NAME: Claude Thompson Elementary School Renovation
(Revised 10/25/04)
2. PROJECT LOCATION: Claude Thompson Elementary School
3. PROJECT COST:

a. Capital Cost	<u>\$6,794,000</u>	d. Escalated Capital Cost	<u>\$6,794,000</u>
b. Site Fees	<u>Included</u>		
c. Operational Expenses	<u>\$ 35,786</u>	(above current budget of \$1,674,829)	
4. YEAR IN WHICH EXPENDITURE IS NEEDED:
 - a. Planning & Design FY 2005
 - b. Acquisition FY
 - c. Construction/Implementation FY 2005-2007
5. ESTIMATED CONSTRUCTION/IMPLEMENTATION PERIOD:
May /2005 Month/year through Aug /2006 month/year
6. STATUS OF PLANS AND SPECIFICATIONS:
 - a. Preliminary estimate Complete
 - b. Preliminary Plans/Estimates Complete
 - c. Detailed Plans and Specifications Incomplete
7. FINANCING/FUNDING METHOD: (If recommending more than one source of financing, please identify specific amounts with each source):

a. Proffers	e. Lease Purchase
b. V.P.S.A.	f. Federal Aid
c. G.O.B.	g. General Revenue
d. State Aid	f. Service Charge
8. PROJECT JUSTIFICATION: (150 words or less) **SEE ATTACHED.**

Submitted by: J. David MartinDate: August 13, 2001 – Revised October 25, 2004

FORM A

Project Justification

**RESOLUTION REQUESTING ADDITIONAL FUNDING FOR THE RENOVATION
OF CLAUDE THOMPSON ELEMENTARY SCHOOL**

WHEREAS, a Public Hearing was held on June 19, 2000, to determine the future of Northwestern Elementary School at which time renovations and costs to renovate the school were reviewed by the School Board, and the citizens of the Northwestern School community voiced their support to keep Northwestern Elementary School open; and

WHEREAS, information from the Department of Community Development indicating projected population increases in the area, and a chart of the estimated cost of converting Northwestern to kindergarten through fifth grade was reviewed by the School Board on September 25, 2000, and the Superintendent recommended that Northwestern School be converted to kindergarten through fifth grade; and

WHEREAS, Dr. David Collins advised the School Board on October 23, 2000, that he had signed a contract to purchase property contiguous with Northwestern Elementary School, which contained a well that would be made accessible to the school as long as the school remains part of the Fauquier County Public Schools; and

WHEREAS, a feasibility study conducted on Northwestern Elementary School was presented to the School Board on December 11, 2000, and revealed the estimated cost to renovate the school to accommodate kindergarten through grade five and bring it into ADA compliance would be approximately \$4,000,000; and

WHEREAS, after careful consideration by the School Board, the School Board approved the recommendation of the Building Committee to renovate Northwestern Elementary School and to convert the school to accommodate kindergarten through fifth-grade students in the amount of approximately \$3,000,000 on April 9, 2001; and

WHEREAS, The School Board approved a Resolution on July 1, 2002, renaming Northwestern Elementary School as Claude Thompson Elementary School, in honor of Mr. Claude Thompson who served as Principal of Northwestern School from 1973 until his retirement in 2001; and

WHEREAS, an overview of the proposed renovations to Claude Thompson Elementary School depicting a 30-student capacity increase and an estimated cost of \$8,043,000 was presented to the School Board on March 24, 2004, causing great concern to the School Board; and

WHEREAS, due to health and safety concerns specifically related to a failed water system, a trailer complex was leased by Fauquier County Public Schools to temporarily house the students and staff from Claude Thompson Elementary School at Coleman Elementary School for the school years 2004-2005 and 2005-2006 at a cost of \$465,000; and

WHEREAS, the School Board reviewed various options regarding the future of Claude Thompson Elementary School on June 14th and June 28th, and agreed to hold two open work sessions with the Claude Thompson community so they would have the opportunity to consider these options and provide their input to the School Board; and

WHEREAS, the Claude Thompson Elementary School community joined together at the School Board open work sessions on July 22, 2004, and August 19, 2004, and during citizens' time at the September 13, 2004, School Board meeting to express their desire to preserve Claude Thompson Elementary School as a part of the African American heritage in Northern Fauquier County, and to urge the School Board to renovate Claude Thompson to a kindergarten through fifth grade school and create equity among the Fauquier County elementary schools; and

WHEREAS, the School Board voted unanimously on September 13, 2004, to approve the renovation of the existing Claude Thompson Elementary School building to become a kindergarten through fifth grade elementary school, and that the School Board retain the potential to modify the most current rendering as submitted by Rodriguez, Ripley, Maddux, Motley Architects, without compromising kindergarten through fifth grade programs that exist in the remaining County elementary schools, and

WHEREAS, the School Board reviewed the most current rendering submitted by Rodriguez, Ripley, Maddux, Motley Architects on September 29, 2004, October 11, 2004, and October 25, 2004, and modified the concept plan and decreased the cost of the renovation by approximately \$1,249,000; and

WHEREAS, the Board of Supervisors appropriated \$1,572,000 on March 31, 2003, and \$1,572,000 on March 29, 2004, for the renovation of Claude Thompson Elementary School; and

WHEREAS, after careful consideration, significant community input, detailed cost and program cost analysis and revisions, the Claude Thompson Elementary School Renovation will cost \$6,794,000; now, therefore, be it

RESOLVED by the Fauquier County School Board on this 25th day October, 2004, That the Fauquier County School Board requests that the Board of Supervisors approve additional funding in the amount of \$3,650,000 to renovate Claude Thompson Elementary School to become a kindergarten through fifth grade elementary school and to bring it into compliance with all current building codes and the Americans with Disabilities Act.

Bronwyn Hughes Lambelet, Chairman

USER WORKSHEET

OPERATIONAL PROJECT COST

The intent of the next two pages is to provide the department/agency with information that will assist them in providing requested fiscal information for this submission. Due to the variety of submissions this information may not relate to your particular project but will assist in identifying similar costs that occur with most if not all projects.

NOTE: RENOVATION + 9,814 S.F.

1. **CUSTODIAL STAFF** (1 staff member per 17,500 S.F. of space that will require cleaning.
Salary and benefits: \$27,099 per custodian): **\$15,197**
2. **MAINTENANCE STAFFS** (1 Staff member per 58,000 S.F. of space that will require maintenance.
Salary and benefits: \$39,309 per staff member): **\$6,652**
3. **MAINTENANCE MATERIALS COST** (\$0.18 per S.F.): **\$1,767**
4. **MAINTENANCE EQUIPMENT REQUIRED** (i.e., lawnmowers, vacuums):
Please contact Procurement for cost comparison with similar past projects. **None**
5. **CUSTODIAL CLEANING SUPPLIES REQUIRED** (\$0.09 per S.F. interior): **\$884**
6. **CUSTODIAL EQUIPMENT REQUIRED** (i.e., vacuum cleaners):
Please contact Procurement for cost comparison with similar past projects. **None**
7. **PHONE COMMUNICATOR EQUIPMENT REQUIRED** (i.e., hardware cost for phones, fax machines, etc.)
Please contact Operations and Services for cost information. **Included in Equipment & Furniture**
8. **UTILITY COST** (\$1.15 per S.F.): **\$11,286**
9. **TECHNOLOGY COST** (Contact the Department of Information Technology for cost information):
Included in Equipment & Furniture
10. **ADDITIONAL DEPARTMENTAL/AGENCY STAFFING COSTS:** **Not determined at this time.**

FACILITY PROJECT SUMMARY ESTIMATED COST

1. **CONSTRUCTION COST**: \$ 5,590,654

Provided by Rodriguez, Riley, Maddux, Motley Architects		
	GSF	COST
Well Water System		\$ 350,000
Site Work		\$ 525,000
Renovation	34,422 (\$78.95/SF)	\$ 2,717,500
Addition	9,814 (\$143.41/SF)	\$ 1,407,410
Subtotal		\$ 4,999,910
Escalation to Midpoint		\$ 150,000
Adjustments :		
Plus Water Service Upgrades		\$ 150,000
Less Stage Lighting/Sound		(25,000)
Less Media Retrieval		(50,000)
Adjusted Subtotal		\$ 5,224,910
Design Contingency (7%)		\$ 365,744
TOTAL		\$ 5,590,654

2. **ARCHITECTURAL AND ENGINEERING FEE** (7% of construction Cost): **\$391,346**
3. **CONSTRUCTION CONTINGENCY** (7% of project construction cost): **\$391,346**
4. **EQUIPMENT & FURNITURE** (10% of project construction): **\$559,065 (Not included in Project Cost) ***
5. **SITE IMPROVEMENT** (6% to 8% of construction cost): **Included in Construction Cost**
6. **ASBESTOS ABATEMENT** (determined by engineers): **Included in Construction Cost**
7. **GEO-TECHNICAL ENGINEERING/SPECIAL INSPECTIONS** (Soil testing, concrete testing, soil compaction, etc. 6.5% of construction cost): **\$363,392**
8. **NET FLOOR AREA** (inside dimensions include storage, vestibules, bathrooms, etc. plus 27% circulation space equals Total Square Footage. Attach detailed summary of square footage): **See #1 above.**
9. **OFF SITE IMPROVEMENT** (to be determined by project): **TBD**
10. **LAND COST**: **None**
11. **ADA COMPLIANCE**: **Included in Construction Cost**
12. **WATER CONNECTIONS COST** (WSA for specific information): **Included in Construction Cost**
13. **PROJECT MANAGEMENT**: **\$57,262**
14. **TOTAL PROJECT COST**: **\$6,794,000 ***

Note: In estimating this project, the School Board is using the escalation factor provided by Rodriguez, Ripley, Maddux, Motley Architects.